060.0	0007	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	941,100 / 941,100
					USE VALUE:	941,100 / 941,100
					ASSESSED:	941,100 / 941,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHILLIPS MICHAEL P & CARMEN L
Owner 2:	
Owner 3:	
Street 1:	33 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH FRANK P & ELIZABETH M -
Owner 2:	-
Street 1:	33 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .587 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1860, having primarily Clapboard Exterior and 1652 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	25580.000	265,000	4,600	671,500	941,100
Total Card	0.587	265,000	4,600	671,500	941,100
Total Parcel	0.587	265,000	4,600	671,500	941,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 569.67 /Parcel: 569.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 40253

GIS Ref

GIS Ref

Insp Date 03/30/16

!5295!

PREVIOUS ASSESSMENT

Parcel ID 060.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	265,000	4600	25,580.	671,500	941,100		Year end	12/23/2021
2021	101	FV	256,700	4600	25,580.	671,500	932,800		Year End Roll	12/10/2020
2020	101	FV	256,700	4600	25,580.	671,500	932,800	932,800	Year End Roll	12/18/2019
2019	101	FV	203,600	4600	25,580.	661,900	870,100	870,100	Year End Roll	1/3/2019
2018	101	FV	203,600	4600	25,580.	508,400	716,600	716,600	Year End Roll	12/20/2017
2017	101	FV	203,600	4600	25,580.	479,600	687,800	687,800	Year End Roll	1/3/2017
2016	101	FV	235,500	4600	25,580.	441,300	681,400	681,400	Year End	1/4/2016
2015	101	FV	229,700	4600	25,580.	412,500	646,800	646,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:56:50

LAST REV

Date	Time
06/08/16	12:50:38
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5295

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH FRANK P &	1451-129		4/25/2014	Estate/Div	642,500	No	No		Frank P Smith d.o.d. 2/13/2012. Bk 568 Pg 20
	568-20		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	40253
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2014	572	Redo Bat	16,800					

ACTIVITY INFORMATION

Date	Result	By	Name
3/30/2016	Inspected	PT	Paul T
6/19/2014	Info Fm Prmt	PC	PHIL C
4/30/2014	External Ins	PC	PHIL C
3/23/2009	Entry Denied	372	PATRIOT
11/1/2000	Hearing Chag	201	PATRIOT
2/11/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		25580		Sq. Ft.	Site		0	70.	0.38	6			Topo	-25					671,475						671,500	

Total AC/HA: 0.58724 | Total SF/SM: 25580 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 671,475 | Spl Credit | Total: 671,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:	B - Bsmt Proble	5.0	%
Economic:			%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28559327
Const Adj.:	0.99989998
Adj $ / SQ:	167.110
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404245
Depreciation:	139262
Depreciated Total:	264983

COMMENTS

BASE HAS WATER HSE IS WAY UP ON LEDGE
50 STAIRS TO DOOR SUNKIN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

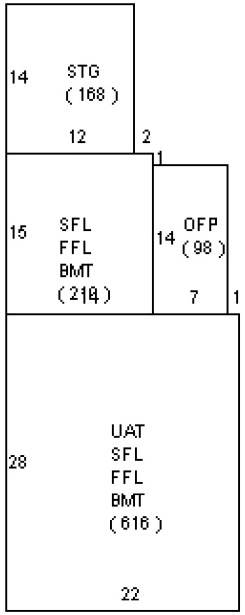
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.11
Special Features:	0	Val/Su Net:	91.44
Final Total:	265000	Val/Su SzAd	160.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	826	50.130	41,410
FFL	First Floor	826	167.110	138,033
SFL	Second Floor	826	167.110	138,033
STG	Storage	168	7.190	1,208
UAT	Upper Attic	154	66.840	10,294
OFP	Open Porch	98	33.330	3,267

Net Sketched Area:	2,898	Total:	332,245
Size Ad	1652	Gross Area	3360	FinArea	1652
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	FR	1925	20.68	T	50	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc